

Planning and Zoning Commission Minutes

February 13, 2023

Meeting was held at the McKenzie County Courthouse Commissioner Room in Watford City, ND and called to order at approximately 5:00 pm.

PLEDGE OF ALLEGIANCE AND ROLL CALL

Members Present: Butch Fleck, Cody Knetzger, Kathy Skarda, Lance Renville, Tim Transtrom, Matt Beard, Craig Hystad

Members Absent: Eva Hepper, John Irwin

Staff Present: Planning and Zoning Director Sandee Kimpel, Planner Candy Lundgren, Code Enforcement Officer Andrew Steck

For others, see sign in sheet at end of minutes.

APPROVE AGENDA

Motion to approve agenda as presented; Motion by Kathy Skarda; Second by Tim Transtrom; voice votes: all ayes.

Motion to approve agenda as presented passes.

BOARD ELECTIONS

Director Kimpel stated that elections for Board Chair and Vice-Chair needed to be conducted

Craig Hystad nominated Butch Fleck for Chair, seconded by Kathy Skarda; voice votes: all ayes, Butch Fleck abstained.

Craig Hystad nominated Cody Knetzger for Vice-Chair, seconded by Lance Renville; voice votes: all ayes, Cody Knetzger abstained.

APPROVE PREVIOUS MEETING MINUTES

Motion to approve February 13, 2023, meeting minutes as presented. Motion by Kathy Skarda; Second by Cody Knetzger; voice votes: all ayes.

Motion to approve February 13, 2023, meeting minutes as presented passes.

CODE ENFORCEMENT

Andrew Steck stated we have nothing to report for Code Enforcement.

A discussion was held regarding code enforcement reporting.

UNFINISHED BUSINESS

Director Kimpel stated there is no unfinished business.

PUBLIC HEARINGS

#01-23VAR Western Area Water Supply Authority and the McKenzie County Water Resource District – T149, R102, S31 SE1/4; PID #380016300

Andrew Steck stated that for public consideration is a variance for the McKenzie County Water Resource District to subdivide one acre of land zoned agricultural. Ordinance 3.4.7 states that the minimum subdivision area is forty acres, however the applicant does not wish to purchase more than is needed for the project and the applicant has no need for forty acres. The acreage is in the SE1/4 of T149N, R102W, S31 and the PID number is 380016300 and the applicant is the McKenzie County Water Resource District.

Andrew Steck read the Staff Report, which is attached to the end of the minutes.

Andrew Steck stated that the Staff must recommend denial based purely on 3.4.7 of the ordinance, however only the size of the property needed is in question and the staff would recommend approval if not for the provisions of 3.4.7.

BOARD COMMENTS

Tim Transtrom inquired about the purpose of the tank. **Jeff Shaffer**, Director of the McKenzie County Water Resource District, answered that the tank would support existing infrastructure for the water resource district. This tank would hold approximately 250,000 gallons of potable water for residential and agricultural use.

Kathy Skarda asked if this site would hold more than one pipeline. **Director Shaffer** replied that technically there are two pipes, one going in and one going out, however there was effectively one pipeline through an easement from the Andersons to cross their property. In addition, [McKenzie County] needed a special permit from the FAA that has already been approved.

Matt Beard asked what the legal access to the site would be. **Director Shaffer** answered that it would be through easement with the Andersons and that the FAA has granted permission to the county to use the same road that the FAA uses to service their adjacent facility. **Matt Beard** also asked if that new easement would need to be recorded; **Director Shaffer** replied that the easement would be recorded by the county.

Butch Fleck stated that this should be considered a public utility and that the county should grant the variance. He further argued that the county should add a public utility stipulation to the ordinance so that public utilities would not need to appear for similar requests.

Motion to approve #01-23VAR Western Area Water Supply Authority and the McKenzie County Water Resource District – T149, R102, S31 SE1/4; PID #380016300

Motion by Kathy Skarda; second by Tim Transtrom; voice votes: all ayes

Motion to APPROVE passes

Administrative Permits

A discussion was held regarding administrative permits.

ADJOURNMENT

The Meeting Adjourned at 5:20pm. Motion to adjourn by Kathy Skarda; Second by Matt Beard; voice votes: all ayes

Motion to Adjourn Passes

The next meeting of the McKenzie County Planning and Zoning Board will be held on March 13, 2023 at the McKenzie County Courthouse, 201 5th Street NW, County Commission Boardroom at 5:00 PM